

Report to **Planning Committee**  
Date **17 January 2018**  
By **Head of Planning Services**  
Local Authority **Chichester District Council**  
Application No. **SDNP/17/01998/FUL**  
Applicant **Mr Graham Morrison**  
Application **Demolition of existing dwelling and erection of replacement dwelling with associated landscape design.**  
Address **Arun Cottage  
The Street  
Bury  
RH20 1PA**

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**Recommendation: That the appeal lodged against non-determination of the application not be contested by the Council for the reasons explained in the report and subject to the conditions set out in paragraph 10 of this report being forwarded to the Planning Inspectorate for consideration.**

**IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.**

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### **Executive Summary**

**Reason for Committee referral: The applicant has lodged an appeal against the non-determination by the Council of this planning application. The application process had reached a stage where revised plans had been submitted by the applicant and these were considered to be acceptable by officers. The application is reported to Committee for a decision as to whether, had the Planning Committee had the opportunity, the recommendation to approve the application would have been agreed, and therefore that the LPA does not contest the appeal against non-determination of the planning application.**

The proposal is for a new dwelling following demolition of the existing bungalow on the site. The replacement of the existing bungalow is considered to be acceptable in principle and is supported by both the saved policies of the Local Plan and the emerging policies of the South Downs National Park Local Plan Pre-Submission September 2017. Whilst larger than the dwelling it is to replace, the replacement dwelling is considered to be an acceptable and appropriate response to its setting in terms of design, massing and scale and therefore would not result in adverse harm to the wider rural landscape or the purposes of designation of the National Park. The proposal also incorporates adequate and suitable mitigation measures in respect of landscape protection.

## **1.0 Site Description**

- 1.1 The application site occupies an edge of village position at the eastern extent of Vicarage Lane, a no through road accessed from The Street. The site lies outside the settlement boundary for Bury but almost wholly within the Bury Conservation Area.
- 1.2 Arun Cottage is a single storey dwelling of functional design and proportions, with a relatively deep plan form and shallow pitched roof and being constructed of buff coloured bricks under an artificial slate roof. The building is located on the northern part of the site and to the north and west of it is an area of concrete hardstanding, remnants of the former farmyard use.
- 1.3 The site is largely overgrown and unkempt - particularly surrounding the house, which is unoccupied at present. There is a marked fall across the site of approximately 2.5 metres from north to south. Adjacent to the eastern (undefined) boundary is an area of orchard with varying aged trees, although this does not form part of this application and is not in the ownership/control of the applicant.
- 1.4 The northern boundary of the site is partially defined by a 1.8 metre close-boarded fence beyond which is a backdrop of mature trees. The eastern and southern boundary comprises unkempt hedgerow.
- 1.5 Views of the application site can be obtained from the public right of way known as the 'Coffin Trail' that passes to the west of the site and turns east to border its southern boundary. A further public footpath strikes south across a field and back toward Church Lane from where views of the site can be glimpsed through the tree line along the northern boundary of the field.

## **2.0 Proposal**

- 2.1 The application sought full planning permission for the replacement of the existing bungalow with a two-storey, contemporary house and associated landscaping that is designed to reflect the agricultural heritage of the site and its surroundings

## **3.0 Relevant Planning History**

BY/07/06008/ELD - Residential use without complying with agricultural occupancy condition (condition 2 of BY/21/65). PERMIT 19.06.2008

SDNP/16/02566/FUL - Demolition of existing dwelling and erection of replacement dwelling with associated landscape design. WITHDRAWN 18.08.2016

## **4.0 Consultations**

- 4.1 Bury Parish Council

Comments on the original proposal:

## 1. Size of Replacement Dwelling

Whilst there can be no doubt as to the quality of this development, it must be seen as a new build rather than a replacement given the massive increase in size, which is nearly five times the size of the existing. The applicant states the existing property has a floor area of 111 sq m gross internal area and the proposed replacement

property has a gross internal area of 535.50 sq m which is an increase of 482%.

In our opinion the replacement property is far too large for the plot. Responses during the consultation period of our Draft Neighbourhood Plan showed that parishioners were not in favour of additional large homes of this magnitude.

The Chichester District Council Policy H12 states that one for one replacements will be granted if they do not detract from the rural character by virtue of scale, mass or design. The SD45 policy (sic) as currently conceived states that buildings outside the market towns 'must not be materially larger than the one they replace'. There is no doubt that an increase of 482% is materially larger.

## 2. Impact of the height of the replacement dwelling

The existing property is a single storey bungalow of low height discreetly developed on the sandstone terrace. Currently it is not visible from the Glebe Field or the public footpaths running by the property. The proposed two storey development will be much higher than the existing and will be too domineering and visible on the skyline.

In this respect we would refer to the Landscape and Visual Impact Appraisal Section 2 Local Level Policy - Para 2.3.1 "nor should proposals detrimentally increase the bulk of building visible from public vantage points" We cannot agree that this particular criterion is met.

## 3. Light pollution

The upper floor of the proposed development also raises the question of light pollution particularly as the property is located in a prominent position. We refer to our Pre Submission Neighbourhood Plan policy on dark skies (Policy No. BNDP 11) and South Downs National Park's policies on dark night skies.

## 4. Wildlife Survey

We would like to see a far more thorough wildlife survey before any work is started as a site walk seems rather weak in this area which we know is an important wildlife habitat. The impact of this proposed property would be potentially very damaging.

## 5. Site Location

The development is situated outside the Settlement Area and within the Conservation Area. It should also be noted that it lies outside the Settlement Area of the Draft Neighbourhood Plan. SDNP Planners drew this boundary in this part of the village and we have followed their guidance in the Plan.

## 6. Character and Design

There is limited detail in the proposals on the construction and whether it conforms with the policies in our Neighbourhood Plan (see Policy No. BNDP2). This is a particularly sensitive area given that there are a number of Listed properties in this part of the village therefore design and construction is an important factor.

## 7. Landscape planning advice for South Downs National Park Authority

We believe that it is worth restating in full the advice prepared by Environmental Initiatives, Hampshire County Council dated 28 June 2016 in respect of the original planning application for this property. It is considered that this independent opinion from a body unconnected to the applicant or the SDNPA should be given the importance it deserves.

### Comments on the first revision to the proposal:

We have considered the modifications made to this planning application and think the reduction in width of the property by 1.00m is minimal, as is the reduction in the roof height by 300mm. The roof height being almost double that of the existing property.

The suggestion that the Parish Council's comments do not represent those of the Parish as a whole is fundamentally wrong. As part of the process in the preparation of the Bury Neighbourhood Development Plan we canvassed the views of Parishioners through a questionnaire and the overwhelming response was against development of large houses. Therefore to suggest this was only the view of the Parish Council is wrong.

The height of the boundary wall has been reduced to 2.25m which is still considered too high and we cannot understand the purpose of it. This property does not compliment the landscape.

This property is outside the settlement area and if something this substantial is given consent we fear this will set a precedent for future development. This is particularly relevant in the case of the adjacent property 'Merrydown Cottage', where the decision made on the subject property will set a precedent for what could happen with the property next door in the future.

### Comments on the second revision to the proposal:

Comments not yet received. Any further comments will be reported on the Update Sheet.

## 4.2 HCC Landscape Officer

### **Comments on the original proposal:**

In landscape terms there are three over-riding concerns with a building of this size and bulk on a relatively exposed and prominent site. Neither of these has been satisfactorily addressed by the application from which key information is still missing:

- i) The positioning and disposition of the building on the sloping plot which is such that it will be widely visible; and
- ii) The limited scope for mitigation planting to screen and soften views of the building because of its siting and close proximity to the east and west boundaries
- iii) The effect of the scheme on the Conservation Area, representing an erosion of its character and its setting.

In light of the concerns about the design of the building and its relationship with the site, and the consequent impact on views within the protected landscape of the national park, and the designated Conservation Area there is an objection on landscape grounds to the proposal.

### **Comments on the revised proposals:**

The revisions to the scheme are welcomed and we make no objection to the application provided conditions are imposed covering key elements. We suggest conditions are attached to any permission, requiring submission of details for approval prior to work commencing on site covering the following:

- tree protection measures during construction together with a site set up drawing showing site access, contractor's compound and storage areas
- levels for main building elements, e.g. finished floor, eaves and ridge, and garden structures such as the boundary wall
- details of external lighting
- measures to limit light spill at night including any automated systems
- detailed proposals for landscape works including materials to be used for garden walls, fencing, paving etc.
- detailed proposals for all planting together with a landscape management plan

## **5.0 Representations**

### 5.1 2 Third Party objections (to original scheme)

Size excessive and materially larger than existing property  
Height will make it far more visible from public rights of way  
Out of keeping with landscape

### 5.2 4 Third Party support

Well designed  
Materials and form appropriate to village

Positive addition to quality of village compared to existing dwelling  
Reflects site's heritage as former farm/farm building group.

## **6.0 Planning Policy Context**

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for this area is the Chichester District Local Plan First Review (1999). The following documents are also considered to be material considerations in the determination of this application:

- SDNPA Partnership Management Plan 2014
- South Downs National Park Local Plan - Pre-Submission September 2017

The relevant policies to this application are set out in section 7, below.

6.2 Other plans considered:

- Bury Neighbourhood Plan (BNDP)

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

6.3 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

## **7.0 Planning Policy**

### Relevant Government Planning Policy and Guidance

7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

7.2 The following sections of the National Planning Policy Framework have been considered in the assessment of this application:

- NPPF - Achieving sustainable development
- NPPF06 - Delivering a wide choice of high quality homes
- NPPF07 - Requiring good design
- NPPF11 - Conserving and enhancing the natural environment
- NPPF12 - Conserving and enhancing the historic environment

7.3 The following paragraphs of the NPPF are considered relevant to the determination of this application:

7, 14, 17, 56, 60, 61, 64, 109, 115, 118, 132.

Chichester District Local Plan First Review 1999

7.4 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF:

- RE1 - Development in the Rural Area Generally
- BE11 - New Development
- BE14 - Wildlife Habitat, Trees, Hedges and Other Landscape Features
- H12 - Replacement dwellings and Extensions
- TR6 - Highway Safety

The South Downs Local Plan – Pre-Submission 2017

7.5 The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26<sup>th</sup> September to 21<sup>st</sup> November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced are currently afforded some weight.

7.6 The following policies of the South Downs National Park Local Plan - Pre-Submission September 2017 are relevant to this application:

- SD1 – Sustainable development
- SD4 – Landscape character
- SD5 - Design
- SD6 – Safeguarding views SD7 – Relative tranquillity
- SD8 - Dark Skies at Night
- SD9 - Biodiveristy and Geodiversity
- SD11 - Trees, Woodland and Hedgerows
- SD12 – Historic Environment

- SD15 – Conservation Areas
- SD30 - Replacement dwellings

### Partnership Management Plan

7.7 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 9
- General Policy 50

### Bury Neighbourhood Development Plan (BNDP)

An examiner was appointed by the South Downs National Park Authority with the consent of Bury Parish Council, to undertake the examination of the Bury Neighbourhood Development Plan and to prepare a report of the independent examination.

The Examiner's report concludes that subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum. The Decision Statement accepts all the modifications set out in the Examiner's report apart from two minor variations from the Examiner's recommendations. The Plan will now proceed to a referendum on 1<sup>st</sup> March 2018 and therefore its policies must be afforded some weight.

The following policies of the BNDP are considered to be relevant:

- BNDP Policy 2 – Built Character
- BNDP Policy 14 – Landscape and Views
- BNDP Policy 15 – Tranquillity

## **8.0 Planning Assessment**

8.1 The main issues with this proposal are considered to be:

- The principle of the replacement of the existing bungalow with a new dwelling;
- The impact of the redevelopment of the site on the character and appearance of the Bury Conservation Area;
- The impact of the replacement dwelling on the landscape character of the South Downs National Park.

### The principle of the replacement of the existing dwelling

8.2 Development Plan policy support for the 1:1 replacement of the existing dwelling is set out in saved policy H12 of the Local Plan. Under the terms of this policy, the

existing dwelling does not fall within the definition of a 'small dwelling', having a floorspace of 122.25 square metres and being within a curtilage greater than 450 square metres. Therefore the 50% increase limitation of floorspace does not apply in this instance. The equivalent emerging policy of the draft South Downs Local Plan (SD30) is acknowledged to be more restrictive, placing a maximum increase of floorspace of 30%. Whilst this policy clearly shows the direction of travel with regard to the amount of development considered acceptable in this sensitive landscape, public consultation of this document has only recently been completed and the plan has not yet been formally examined. The policy may nevertheless be afforded some weight.

- 8.3 Whilst the floorspace limit set out in Policy H12 does not apply, the policy also requires redevelopment proposals to be assessed in terms of their impact on the surrounding area which must not detract from the rural character and appearance of the surrounding area or detrimentally increase the bulk of the building. Therefore the consideration of the redevelopment of the site with a larger dwelling could be acceptable provided that the design is respectful of its countryside setting and that the scale, massing and bulk of the building is sensitively handled.

The effect on the character and appearance of the surrounding area and conservation area - form and appearance of the new dwelling

- 8.4 It is acknowledged that the edge of village location, with open countryside to the east and south of the site is particularly visually sensitive, especially given the presence of public footpaths that pass close by. The design of the replacement dwelling has been informed by the agricultural heritage of the site (formally part of Prattendens Farm) and its immediate surroundings as well as a comprehensive landscape and visual impact appraisal. The proposed dwelling is situated centrally within the site but further to the south of the existing dwelling to take advantage of the fall in levels to ensure that the overall increase in height can be more effectively managed. The plan of the building is an inversed 'T', with the axis of the main element orientated east/west as is currently the case, with a subsidiary wing projecting northward. The north-west quadrant of the site is dedicated to the entrance, parking and turning area and is reminiscent of the former farm yard. This is to be enclosed by low flint walling along the west boundary, which itself is a common boundary treatment within the village, with the main garden areas to the south of the proposed dwelling maintaining an informal character.
- 8.5 The proposed dwelling itself is two storeys high but with the first floor contained largely within the roof space. The form, scale and proportions of the dwelling suggest a functional, agricultural quality to the character and appearance to the design. Following concerns raised by officers the overall scale of the replacement building has been reduced from that originally proposed. The length of the main element has been substantively reduced, enabling the dwelling to sit more centrally within the plot and allow generous margins between the flank walls and the east and west boundaries. The roof treatment has been revised to provide a deep half hip to the eastern end in order to present a softer form when viewed approaching from the east along the Coffin Trail PROW. The dwelling is also set into the slope of the site, with floor levels set at the lowest point, meaning the north end of the dwelling is to be set down approximately 1.4 metres relative to natural ground levels at that point of the site.

- 8.6 The combination of the articulation of the plan form of the building and resultant variation in roof heights is considered to effectively manage the massing of the building and helps to impart a general informality of the design that is considered appropriate to its rural setting. The revised proposals also omit considerable areas of terracing and other hard surfacing previously proposed and this is now confined to a discrete and modest area close to the dwelling and to the surfaced parking and turning area.
- 8.7 The design also proposes the use of good quality materials in the form of facing stone with ironstone galetting clay tiles to the main range and zinc cladding to the secondary wing and its rural character is reinforced with features such as open-eaves detail, incorporation of chimneys and a half-hipped roof form. Overall, the materials are considered to draw upon the site's geological context and the materiality of Bury's traditional buildings. The boundary wall on the site's west side will be of locally sourced flints. The horizontal alignment of windows at ground and first floor level will ensure that there is no upward transmission of light and horizontal transmission would be further limited by existing and proposed screening.
- 8.8 On this first issue, the proposal is considered to be of a design that is a contemporary reflection of local distinctiveness and its local context and does not detract from the character or appearance of the conservation area. Therefore it is concluded that the proposal complies with Policy H12, BE6 and BE11 of the CDLP 1999, policies SD4, SD5 and SD30 of the Draft SDNPLP 2017, the thrust of the objectives of policy BNDP 2 and the design section of the NPPF.

The effect on the character and appearance of the surrounding area - effect on surrounding landscape

- 8.9 The applicant's Landscape and Visual Impact Assessment (LVIA ) highlights that a sensitivity specific to the East Meon to Bury Greensand Terrace and relevant to this site are the dramatic views of the chalk escarpment. The LVIA goes on to acknowledge that the introduction of additional built form into the landscape, even just increasing the size of one dwelling, is likely to give rise to a degree of adverse visual and landscape effects. Whilst this has been the case in this assessment, the applicants landscape consultant concludes that by virtue of the high quality of the building design, careful siting of the proposed building, the site's strong relationship with the settlement and the net gain in vegetation which enhances the existing landscape character, these effects have been kept to a minimum and that the proposed development would not result in any significant adverse residual landscape and visual effects on the local or wider landscape character, South Downs Viewpoints or the special qualities of the SDNP.
- 8.10 The Council's own landscape consultant has provided responses to this analysis and on the subsequent iterations of the proposed dwelling. A holding objection was lodged to the original form of the dwelling, highlighting the scale of the proposed dwelling and that as a result, the visual impact of the built form appeared to have been underestimated, particularly when viewed from the Coffin Trail PROW and the intersecting footpath leading up from the village from the south, although it was acknowledged that long distance views of the site from the

scarp of the Downs to south-east are not possible because of undulations of landform and existing vegetative cover. The applicant has subsequently addressed these concerns and the revised scheme now under consideration, incorporating a reduction in the scale of the building, its siting and the opportunity to introduce long term structural tree planting along the eastern margin, is now considered to be acceptable from the landscape consultant's perspective and no objection is raised on landscape grounds to the proposed dwelling.

## **9.0 Conclusion**

- 9.1 In conclusion, the replacement dwelling (as revised) is considered to be an acceptable and appropriate response to its setting in terms of design, mass and scale and therefore seeks to promote local distinctiveness and would not result in an adverse impact on the wider rural landscape or on the character or appearance of this part of the Bury Conservation Area. The application proposals also incorporate adequate and suitable landscape mitigation measures in respect of the protection and enhancement of the surrounding landscape. Therefore the proposal accords with the objectives of local and national planning policies and with the purposes of designation of the National Park as set out above.

## **10.0 Reason for Recommendation and Conditions**

It is recommended that the appeal lodged against non-determination of the application not be contested by the Council for the reasons explained above and subject to the conditions set out below being forwarded to the Planning Inspectorate for consideration.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

### **2. Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

**Reason:** For the avoidance of doubt and in the interests of proper planning.

### **3. Agreement of materials**

No development shall commence until details, and samples where appropriate, of the following materials to be used in the development have been submitted to and agreed in writing by the SDNPA: Bricks, stone and any other wall facing materials, brick bonds, mortar mix and finish, rain water goods (including their relationship with eaves and verges), slates, tiles and any other roof coverings, including

rooflights. Thereafter the development shall be undertaken in full accordance with that agreement unless otherwise agreed in writing by the SDNPA.

**Reason:** For the avoidance of doubt and in the absence of these important details from the application

#### 4. **Site Levels**

Before development commences details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, shall be submitted to and approved by the SDNPA in writing. The development shall be implemented in accordance with the approved details.

**Reason:** To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees to comply with Policy BE11 of the CDLPFR 1999

#### 5. **Tree Protection Measures**

No development shall commence on site, including demolition, until protective fencing has been erected around all trees, shrubs and other natural features not scheduled for removal in accordance with the recommendations of BS5837:2012. Thereafter the protective fencing shall be retained for the duration of the works, unless otherwise agreed in writing by the Local Planning Authority. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

**Reason:** To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

#### 6. **Landscaping scheme**

The development hereby permitted shall not be first brought into use until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the indicative proposals shown on Drawing No. 1010\_01\_06\_006\_P3 and shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities, and for large scale developments shall include a program for the provision of the landscaping. In addition all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site. The works shall be carried out in accordance

with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. The approved scheme shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

#### **7. Landscaping Timing for approved scheme**

All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

**Reason:** To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs

#### **8. No Extensions, Alterations or Outbuildings**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Classes A to E and G of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

**Reason:** To ensure future additions and alterations are sympathetic to the particular design ethos of the dwelling and in the interests of protecting the amenity, character and appearance of the conservation area.

#### **9. No walls/fences without permission**

Notwithstanding the provisions of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no fence, wall or other means of enclosure shall be erected, constructed or established within the curtilage of the dwelling shown on the approved plans, unless agreed by way of a planning permission on that behalf.

**Reason:** To ensure such means of enclosure are sympathetic to the particular design ethos of the dwelling and in the interests of protecting the amenity, character and appearance of the conservation area.

#### 10. **Small Scale Development Construction and Environmental Management Plan**

No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall provide details of the following:

- (a) the anticipated number, frequency and types of vehicles used during construction,
- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development,
- (e) the erection and maintenance of security hoarding,
- (f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway
- (g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- (h) measures to control the emission of noise during construction,
- (i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
- (j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- (k) waste management including prohibiting burning.

**Reason:** These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

#### 11. **No external lighting**

No external lighting shall be installed either on the building or anywhere within the site. This exclusion shall not prohibit the installation of sensor-controlled security lighting which shall be designed and shielded to minimise light spillage beyond the site boundary.

**Reason:** To enable the Local Planning Authority to control the development in detail in the interests of amenity.

**Note: Any proposed external lighting system should comply with the Institute of Lighting Engineers (ILE) guidance notes for the Reduction of Light Pollution.**

### **11.0 Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

### **12.0 Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

### **13.0 Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

### **14.0 Proactive Working**

14.1 The Local Planning Authority has acted positively and proactively in considering the application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority had been able to recommend a grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Tim Slaney  
Director of Planning  
South Downs National Park Authority**

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Appendices Appendix 1 - Site Location Map  
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents



## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN	1010_01_06_001 P1		14.04.2017	Submitted
Plans - LOCATION PLAN GENERAL ARRANGEMENT	1010_01_06_001 P1		14.04.2017	Submitted
Plans - LOCATION PLAN GENERAL ARRANGEMENT	1010_01_06_001 P1		14.04.2017	Submitted
Plans - EXISTING SITE PLAN GENERAL ARRANGEMENT	1010_01_06_002 P1		14.04.2017	Submitted
Plans - EXISTING FLOOR PLAN GENERAL ARRANGEMENT	1010_01_06_003 P1		14.04.2017	Submitted
Plans - EXISTING ROOF PLAN GENERAL ARRANGEMENT	1010_01_06_004 P1		14.04.2017	Submitted
Plans - EXISTING ELEVATIONS GENERAL ARRANGEMENT	1010_01_06_005 P1		14.04.2017	Submitted
Plans - PROPOSED SITE PLAN GENERAL ARRANGEMENT	1010_01_06_006 P1		14.04.2017	Superseded
Plans - PROPOSED GROUND FLOOR PLAN GENERAL ARRANGEMENT	1010_01_06_007 P1		14.04.2017	Superseded
Plans - PROPOSED FIRST FLOOR PLAN GENERAL ARRANGEMENT	1010_01_06_008 P1		14.04.2017	Superseded
Plans - PROPOSED ELEVATIONS GENERAL ARRANGEMENT	1010_01_06_009 P1		14.04.2017	Superseded
Plans - PROPOSED ELEVATIONS GENERAL ARRANGEMENT (2)	1010_01_06_010 P1		14.04.2017	Superseded

Plans - VIEWS FROM PUBLIC PATHS 01 GENERAL ARRANGEMENT	1010_01_06_011 P1		14.04.2017	Submitted
Plans - VIEWS FROM PUBLIC PATHS 02 GENERAL ARRANGEMENT	1010_01_06_012 P1		14.04.2017	Submitted
Plans - VIEWS FROM PUBLIC PATHS 03 GENERAL ARRANGEMENT	1010_01_06_013 P1		14.04.2017	Submitted
Plans - VIEWS FROM PUBLIC PATHS 04 GENERAL ARRANGEMENT	1010_01_06_014 P1		14.04.2017	Submitted
Plans -	1010_01_06_006	P2	30.06.2017	Superseded
Plans -	1010_01_06_007	P2	30.06.2017	Superseded
Plans -	1010_01_06_008	P2	30.06.2017	Superseded
Plans -	1010- _01_06_009	P2	30.06.2017	Superseded
Plans -	1010_01_06_010	P2	30.06.2017	Superseded
Plans - proposed location plan	1010_01_06_006	P3	03.11.2017	Submitted
Plans - site plan	1010_01_06-006	P3	03.11.2017	Submitted
Plans - proposed ground floor plan	1010_01_06_007	P3	03.11.2017	Submitted
Plans - proposed first floor plan	1010_01_06_008	P3	03.11.2017	Submitted
Plans - proposed elevations	1010_01_06-009	P3	03.11.2017	Submitted
Plans - proposed elevations-landscape addition	1010_01_06_009	P3	03.11.2017	Submitted
Plans - proposed elevations (2)	1010_01_06_010	P3	03.11.2017	Submitted
Plans - proposed elevations (2) landscape addition	1010_01_06_010	P3	03.11.2017	Submitted

**Reasons:** For the avoidance of doubt and in the interests of proper planning.